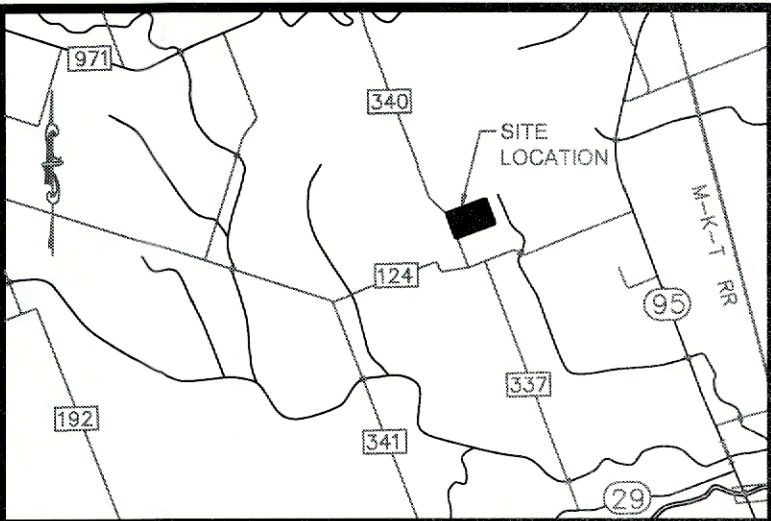
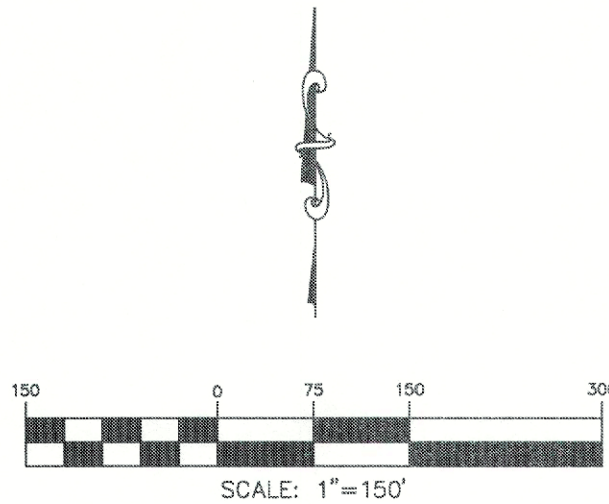


**FINAL PLAT
KELLEY SUBDIVISION**
BEING 34.197 ACRE OUT OF THE A.J. DALLAS SURVEY, ABSTRACT NO. 183,
RECORDED IN DOCUMENT NO. 2022113061 OF THE
OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



LOCATION MAP (NOT TO SCALE)



FIELDNOTES

BEING A 34.197 ACRE TRACT OF LAND OUT OF THE A.J. DALLAS SURVEY, ABSTRACT NO. 183, LOCATED IN WILLIAMSON COUNTY, TEXAS, SAID 34.197 ACRE TRACT OF CONVEYED FROM DOLORES G. KELLY, INDEPENDENT EXECUTOR OF THE ESTATE OF PAT W. KELLEY, DECEASED TO DOLORES G. KELLEY, FILED MARCH 2, 2012 AND RECORDED IN DOCUMENT NO. 2012015006 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC); SAID 34.197 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at a 1/2 inch iron pipe found for the Southwest corner of a called 53.29 acre tract conveyed from Ralph Zett, Independent Executor of the Estate of Mary R. Zett, deceased to Larry G. Svehlak and Marie A. Svehlak, filed September 19, 2001 and recorded in Document No. 2001069165 OPRWC, being in the East line of County Road 340, and marking the Northwest corner of the herein described tract, from which a 1/2 inch iron rod found bears North 45°09'11" West, a distance of 160.76 feet;

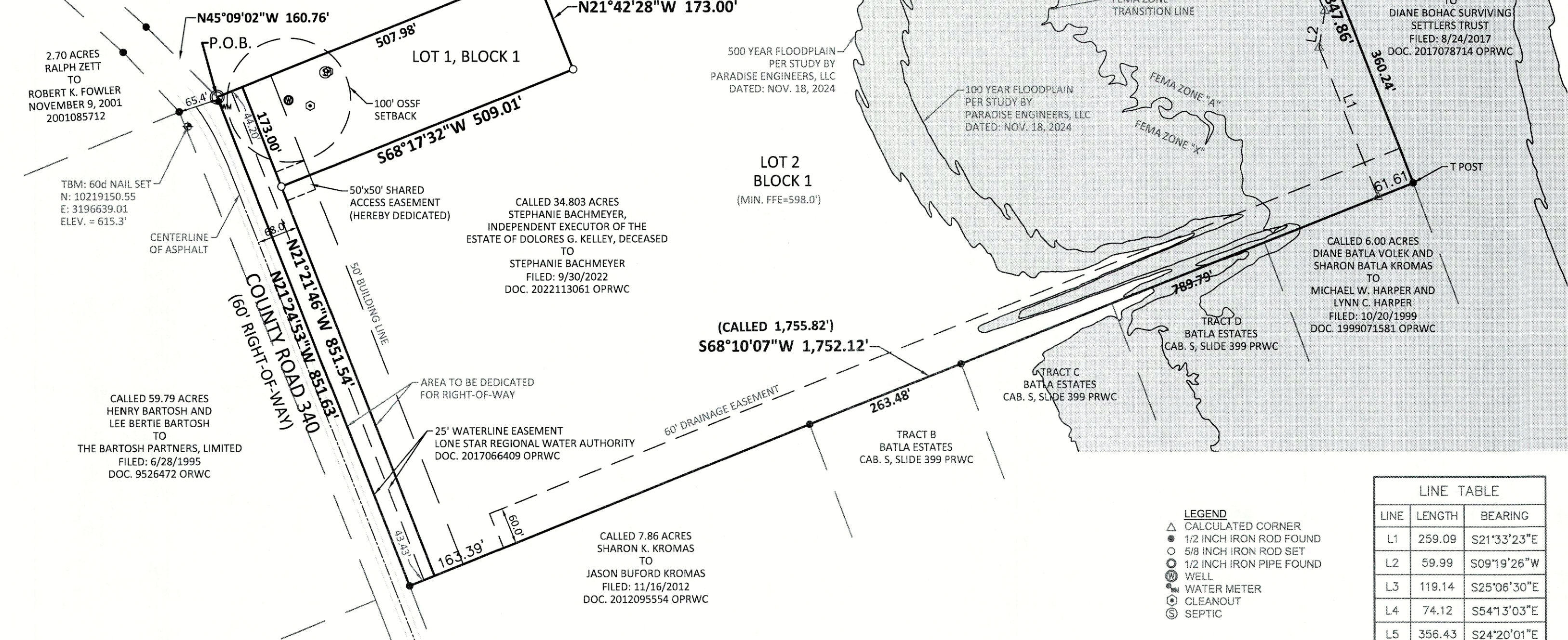
THENCE, North 68°17'32" East a distance of 1,753.87 feet, to a calculated point in the South line of a called 59.04 acre tract conveyed from Rose M. Bohac to Larry Svehlak and wife, Marie Svehlak, filed August 13, 1990 and recorded in Volume 1929, Page 696 of the Deed Records of Williamson County, Texas, being a corner in the West line of a called 74.7 acre tract conveyed from the Estate of Albert W. Kotrla to Albert W. Kotrla Estate Trust, filed January 19, 2016 and recorded in Document No. 2016004571 OPRWC, and marking the Northeast corner of the herein described tract;

THENCE, South 21°17'42" East passing at a distance of 487.62 feet, a 1/2 inch iron rod with a yellow plastic cap stamped "FOREST RPLS 1847" found for the Southwest corner of the said 74.7 acre tract, the Northwest corner of a called 61.52 acre tract conveyed from Diane Bohac to the Diane Bohac Surviving Settlers Trust, filed August 24, 2017 and recorded in Document No. 2017078714 OPRWC, continuing for a total distance of 847.86 feet, to a T post found for the Northeast corner of a called 6.00 acre tract conveyed from Diane Batla Volek and Sharon Batla Kromas to Michael W. Harper and Lynn C. Harper, filed October 20, 1999 and recorded in Document No. 1999071581 OPRWC, and marking the Southeast corner of the herein described tract;

THENCE, South 68°10'07" West passing at a distance of 789.79 feet, a 1/2 inch iron rod found, passing at a distance of 263.48 feet, a 1/2 inch iron rod found, and continuing for a total distance of 1,752.12 feet, to a 1/2 inch iron rod found for the Northwest corner of a called 7.86 acre tract conveyed from Sharon K. Kromas to Jason Buford Kromas, filed November 16, 2012 and recorded in Document No. 2012095554 OPRWC, being in the East line of County Road 340, and marking the Southwest corner of the herein described tract;

THENCE, North 21°24'53" West with the East line of County Road 340, a distance of 851.63 feet, to the **POINT OF BEGINNING**, CONTAINING within these metes and bounds 34.197 acres of land, more or less.

PARCEL AREA TABLE	
LOT #	AREA (ACRE)
1	2.020
2	31.320
R.O.W. (TO BE DEDICATED)	0.857
TOTAL	34.197



NOTES:

- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD 83(2011B), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET REFERENCE NETWORK.
- MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
- UTILITY SERVICE PROVIDERS - WATER: JONAH SPECIAL UTILITY DISTRICT; WASTEWATER: OSSF; ELECTRICITY: ONCOR.
- THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, ITS OFFICERS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.
- RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TXDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.
- THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.
- DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.
- LOT 2 IS ENCRoACHED BY A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 48491C0340F, EFFECTIVE DATE, DECEMBER 20, 2019, WILLIAMSON COUNTY, TEXAS.
- A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR LOT 2 PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT. THE NEED FOR A FLOODPLAIN DEVELOPMENT PERMIT WILL BE DETERMINED BY WILLIAMSON COUNTY UPON REVIEW OF THE PROPOSED STRUCTURE LOCATION.
- THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY BY PARADISE ENGINEERS LLC, DATED NOVEMBER 18, 2024.
- THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
- FLOODPLAIN INFORMATION, SUCH AS FLOODPLAIN BOUNDARIES, DEPTHS, ELEVATIONS, AND THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT, WILL CHANGE OVER TIME WITH BETTER DATA AND FLOOD STUDIES. THE FLOODPLAIN INFORMATION SHOWN ON THIS PLAT WAS ACCURATE AT THE TIME OF PLATTING, BUT MAY BE SUPERSEDED AT THE TIME OF CONSTRUCTION. THE BEST AVAILABLE FLOODPLAIN DATA SHALL BE UTILIZED AT THE TIME OF CONSTRUCTION, AS DETERMINED BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT WITHIN OR ADJACENT TO A REGULATED FLOODPLAIN.
- THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.2, WHICH STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON-SITE STORMWATER DETENTION IF THE PLAT HAS THREE OR LESS LOTS FOR SINGLE FAMILY RESIDENTIAL USE, WITH LESS THAN 20% IMPERVIOUS COVER PER LOT.
- IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, WILL CHANGE OVER TIME AND THE CURRENT EFFECTIVE FLOODPLAIN DATA TAKES PRECEDENCE OVER FLOODPLAIN DATA REPRESENTED ON THIS PLAT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
- ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- THE PRE-ATLAS 14 500 YEAR WATER SURFACE ELEVATION IS TO BE UTILIZED AS AN ALTERNATIVE TO THE 100 YEAR NOAA ATLAS 14 FLOODPLAIN. (2021 WCSR 4.23)
- MAXIMUM OF 20% IMPERVIOUS COVER PER LOT, OTHERWISE STORMWATER MANAGEMENT CONTROLS SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED BY OWNER. IF IMPERVIOUS COVER IS PROPOSED TO EXCEED MAXIMUM PERCENTAGE ALLOWED, CONTACT WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATION TO REVIEW THE STORMWATER MANAGEMENT CONTROLS PROPOSED ON LOT.
- ANY PROPOSED DEVELOPMENT THAT OBSTRUCTS OR DIVERTS FLOW WITHIN A DRAINAGE EASEMENT MAY NOT BE PERMITTED AND IS AT THE DISCRETION OF THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
- A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR LOT 1 WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
- IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.

LINE TABLE		
LINE	LENGTH	BEARING
L1	259.09	S21°33'23"E
L2	59.99	S09°19'26"W
L3	119.14	S25°06'30"E
L4	74.12	S54°13'03"E
L5	356.43	S24°20'01"E

- LEGEND**
- △ CALCULATED CORNER
 - 1/2 INCH IRON ROD FOUND
 - 5/8 INCH IRON ROD SET
 - ⊙ 1/2 INCH IRON PIPE FOUND
 - ⊕ WELL
 - ⊗ WATER METER
 - ⊖ CLEANOUT
 - ⊙ SEPTIC

ABBREVIATIONS

- DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- OPRWC = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.O.B. = POINT OF BEGINNING

OWNER: STEPHANIE BACHMEYER
P.O. BOX 390
TAYLOR, TEXAS 76574
(512) 569-3049

ACREAGE: 34.197 ACRES (1,489,564 SQ. FT.)

NUMBER OF LOTS: 2
NUMBER OF BLOCKS: 1
SURVEY: A.J. DALLAS SURVEY, A-183
SUBMITTAL DATE: DECEMBER 16, 2024

SURVEYOR: COREY JOSEPH HALL, RPLS
KONTUR TECHNICAL, LLC
26 WOODLAND LANE
ROUND ROCK, TEXAS 78664
(512) 360-0012



26 WOODLAND LANE, ROUND ROCK, TEXAS 78664
TEL: (512) 360-0012 TBPELS REGISTRATION #10194591

FINAL PLAT
KELLEY SUBDIVISION
 BEING 34.197 ACRE OUT OF THE A.J. DALLAS SURVEY, ABSTRACT NO. 183,
 RECORDED IN DOCUMENT NO. 2022113061 OF THE
 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



OWNER'S SIGNATURE BLOCK:

STATE OF TEXAS §
 COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

I, Stephanie Bachmeyer, sole owner of the certain tract of land shown hereon and described in a deed recorded in Document No. 2022113061 of the Official Public Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tract of land, and do hereby subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby forever dedicate to the public the roads, alleys, rights-of-way, easements and public places shown hereon for such public purposes as Williamson County may deem appropriate, and do hereby state that all public roadways and easements as shown on this plat are free of liens. This subdivision is to be known as **KELLEY SUBDIVISION**.

TO CERTIFY WHICH, WITNESS by my hand this 12 day of June, 2025.

Stephanie Bachmeyer
 Stephanie Bachmeyer
 P.O. Box 390
 Taylor, Texas 76574

THE STATE OF TEXAS §
 COUNTY OF WILLIAMSON §

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Stephanie Bachmeyer known to me to be the person whose name is subscribed to the foregoing instrument.

Given under my hand and seal of the office on this the 12 day of June, 2025.

Christine Silva Gonzales
 CHRISTINE SILVA GONZALES
 NOTARY PUBLIC
 STATE OF TEXAS
 ID # 652396-0
 My Comm. Expires 03-24-2027

SURVEYOR'S CERTIFICATION:

That I, Corey Joseph Hall, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines of roads in place, except as shown on the accompanying plat, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the Williamson County, Texas.

This tract is not located within the Edwards Aquifer Recharge Zone.

TO CERTIFY WHICH, WITNESS my hand and seal at Round Rock, Williamson County, Texas, this 11 day of JUNE, 2025.

Corey Joseph Hall
 Corey Joseph Hall
 Registered Professional Land Surveyor
 No. 6362 State of Texas

ON-SITE SEWAGE FACILITY:

Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the survey as represented by the said engineer or surveyor, I find that this plat complies with the requirements of Edwards Aquifer Regulations for Williamson County and Williamson County On-Site Sewage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The Williamson County Engineer's office and Williamson County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated with it.

Adam D. Boatright 6/7/2025
 Adam D. Boatright, P.E. Date
 Williamson County Engineer

ROAD NAME AND 911 ADDRESSING APPROVAL:

Road name and address assignments verified this the 12 day of June, 2025 A.D.

Cindy Bridges
 Williamson County Addressing Coordinator
 Cindy Bridges

COUNTY JUDGE:

I, Steven Snell, County Judge of Williamson County, Texas, do hereby certify that this map or plat, with field notes hereon, for a subdivision having been fully presented to the Commissioners Court of Williamson County, Texas, and by the said Court duly considered, were on this day approved and that this plat is authorized to be registered and recorded in the proper records of the County Clerk of Williamson County, Texas.

Steven Snell, County Judge Date
 Williamson County, Texas

WILLIAMSON COUNTY CLERK:

STATE OF TEXAS §
 COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

I, Nancy E. Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the ___ day of _____, 20__ A.D., at ___ o'clock, __ M., and duly recorded this the day of _____, 20__ A.D., at ___ o'clock, __ M., in the Official Public Records of said County in instrument No. _____.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

Nancy E. Rister, Clerk County Court
 of Williamson County, Texas

By: _____, Deputy

OWNER: STEPHANIE BACHMEYER
 P.O. BOX 390
 TAYLOR, TEXAS 76574

ACREAGE: 34.197 ACRES (1,489,564 SQ. FT.)

NUMBER OF LOTS: 2
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